

**IN THE COUNTY COMMISSION OF RALEIGH COUNTY, WEST VIRGINIA**

RE: AMENDMENT FOR THE DEVELOPMENT OF A COMPREHENSIVE PLAN FOR RALEIGH COUNTY, WEST VIRGINIA

It appearing to the County Commission of Raleigh County that Clayton Terry, representing the Raleigh County Planning and Zoning Commission, filed for an amendment to develop a Comprehensive Plan for Raleigh County, and a hearing thereon, was advertised as required by law, that a public hearing on said petition was duly held by the Planning and Zoning Commission on November 20, 1997, and that the Planning and Zoning Commission has filed with the County Commission a report recommending that the amendment be granted. NOW THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSION OF RALEIGH COUNTY THAT THE PLANNING AND ZONING ORDINANCE OF RALEIGH COUNTY, WEST VIRGINIA, BE AMENDED AS FOLLOWS:

**RALEIGH COUNTY COMPREHENSIVE PLAN**

**MISSION STATEMENT**

Our mission is to promote the health, safety, morals and general welfare of the community, to protect and conserve the value of buildings and to encourage the most appropriate use of land. To improve communication between city and county elected officials and organizations interested in economic development, business growth, and the welfare of the county as a whole. To develop a blueprint for all interested individuals and organizations to have input into planning for the future of Raleigh County.

**RALEIGH COUNTY COMPREHENSIVE PLAN**

**DECEMBER 1997**

**Raleigh County Commission**

Vernon F. Barley, President  
John D. Humphrey, Commissioner  
William H. Baker, Commissioner  
Dennis A. Sizemore, Administrator  
Clayton A. Terry, Planning Director  
Ida Hill, Secretary

**Raleigh County Planning and Zoning Commission**

Roy Shrewsbury, Chairman  
E.E. Bibb III, Vice-Chairman  
Judy Hackney, Secretary  
John Shumate, Member  
Margot Bower, Member  
Randy O'Neal, Member  
John Auville, Member

**ACKNOWLEDGMENTS**

Jack Bowden, Director Emergency Operating Center (EOC/911)  
Don Bare, Raleigh County Solid Waste Authority (RCSWA)  
General Managers, Raleigh County Public Service Districts (PSD's)  
Board of Directors, Raleigh County Firefighters Association  
Lester Vault, Raleigh County Board of Education (BOE)  
Larry Jessup, Raleigh County Board of Education (BOE)  
Frank Lavendar, Sheriff of Raleigh County  
Raleigh County Transportation Study Group  
Judy Radford, 4C Economic Development (4C-EDA)

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**RALEIGH COUNTY COMPREHENSIVE PLAN** (adopted 12/2/97)

**CHAPTER 1 --- INTRODUCTION**

**ARTICLE 1A        PURPOSE**

The development of a comprehensive plan is a complex, tedious and time consuming task. The Raleigh County Planning and Zoning Commission has been working both publicly and behind the scene, gathering data for the planning process.

The Comprehensive Plan is divided into the following four (4) parts:

- Chapter 1 is an introduction of the plan.
- Chapter 2 is the existing conditions in Raleigh County.
- Chapter 3 is a generalized goal statement and objectives.
- Chapter 4 is the plan.

The Comprehensive Plan will assist Raleigh County decision makers to make short term decisions about independent issues that will direct growth in a unified, positive direction.

Whether we can ever be absolutely comprehensive in analysis and planning should be of little concern. Comprehensive, as used here, is defined as "covering completely and broadly". Even though we will never become aware of all impacts of our actions, we must try to anticipate these impacts before they occur. We can then improve our methods, expand our theory and thereby increase our capacity to make "right" decisions especially where the public interest is involved.

This planning process does not terminate with the adoption of this plan. It is a continuous process, including review and control over implementation and re-evaluation of policy on a regular basis.

The Raleigh County Comprehensive Plan is on the following pages.

## **CHAPTER 2 --- EXISTING CONDITIONS IN RALEIGH COUNTY**

### **ARTICLE 2A GENERAL DESCRIPTION**

#### **A. History**

Raleigh County is located in the scenic and mountainous south-central portion of West Virginia. The first settlements were made in the area by hunters and trappers in about 1790. Coal mining and timbering developed after the C & O Railroad was constructed in about 1873. The general surface of the county lies in elevation from 820 feet above sea level where the county line crosses the Coal River at Jarrold Valley to 3,556 feet at the summit of Huff Knob on Flat Top Mountain.

The topography of Raleigh County is varied, ranging from plateau land to rugged mountainous areas. The county is drained by a well developed system of creeks leading to the New River and Kanawha River in the northeast and the Coal and Guyandotte Rivers in the west. Major creeks in Raleigh County are Marsh Fork, Clear Fork, Glade and Piney. Significant bodies of standing water existing in the county are Lake Stephens, Glade Creek Reservoir, Little Beaver Lake and Flat Top Lake.

Much of the development in Raleigh County is along valley floors which can constitute flood hazards. Raleigh County participates in the National Flood Insurance Program which requires land use controls in and around the floodway areas.

#### **B. Economic Conditions**

##### **1. Economic Development**

Raleigh County's economy is heavily influenced by the coal industry. This influence has caused fluctuation in the County maintaining stable work forces and population levels.

Recently, the coal industry has suffered due to low oil prices and labor issues. Improvements in the transportation system have facilitated a diversification. The service, manufacturing, retail and construction sectors have become more important in the overall economy. Tourism is perceived as having a significant impact on the economy in recent years. The improved highway system has allowed trucking and warehousing to play a major role in the economy.

A four county development authority (4-C Economic Development) operates under the auspices of the County Commission(s). Its Board works in conjunction with Federal, State, County and Local officials in all aspects of economic development for Raleigh County.

##### **2. Labor Force**

The historic, current and projected labor force characteristics are presented in Exhibit I. Between 1990 and 1996, the non-agricultural employment base has increased by approximately 23.36 percent from

24,140 in 1990 to 29,780 in 1996. Of the 5640 new employees between 1990 and 1996, the bulk (1740) entered the work force between 1994 and 1995.

The total available labor force in Raleigh County has shown an increase (from 29,120 in 1990 to 34,680 in 1996). Unemployment figures during this period dropped from 8.8 percent in 1990 to 8.3 percent in 1996. The unemployment rate in Raleigh County is decreasing less rapidly and remains considerably higher than the national average of 4.8 per-cent for the same period.

With the increase of the employment base in Raleigh County during the past decade, the composition of the labor force has undergone dramatic changes as well. The effect of the declining coal industry caused mining activities in Raleigh County to drop from 12 percent of total county employment in 1987 to 7 percent in 1996, as projected in 1989 by Wood and Poole Economics for the West Virginia Plan. The Plan also expressed the expectation that the dominant position of the mining sector would be taken over by the transportation and utilities sector. This sector was thus forecasted to rise from 3.7 percent in 1989 to 27.0 percent in 1995. However, the 1995 profile data revealed a 16 per cent increase of employment in this sector, which is virtually the same percentage in its share of total county employment.

According to the 1990 Census, 82.2% of the county labor force works within the county, 14% works in another county, 2.2% works in another state and 1.6% was not reported.

### 3. Income Characteristics

Per capita income for Raleigh County in 1995 was \$17,705 compared to \$16,797 in 1994, which reflects a per capita income growth of over 5 percent.

Income characteristics for Raleigh County and West Virginia for the 1989 period are presented in Exhibit II. The majority of households earn less than \$20,000: 51 percent for Raleigh County and 48 percent for West Virginia. In 1996, the average annual wage for Raleigh County was \$28,886. In 1994, the total personal income for Raleigh County was \$1,312,449,000.

**EXHIBIT I**

**RALEIGH COUNTY NON-AGRICULTURAL EMPLOYMENT**

Sector	1990		1996	
	Sector Employed	% of County	Sector Employed	% of County
Mining	2,360	9.7%	2,060	6.9%
Construction	990	4.1%	1,660	5.6%
Manufacturing	840	3.5%	1,010	3.4%
Transport & Utility	1,040	4.3%	1,230	4.1%
Trade	7,190	29.8%	8,770	29.4%
Finance-Ins-Real Est	930	3.9%	940	3.2%
Federal Government	890	3.7%	1,330	4.5%
State-Local Gov't	3,540	14.7%	3,590	12.1%
Services	6,360	26.3%	9,180	30.8%
<b>TOTAL</b>	<b>24,140</b>	<b>100.0%</b>	<b>29,780</b>	<b>100.0%</b>

Source: West Virginia Division of Employment Security,  
Division of Labor and Economic Research, 1997

**EXHIBIT II**

**HOUSEHOLD INCOME CATEGORIES  
1989**

	<u>Raleigh Co.</u>	<u>West Virginia</u>
Under \$20,000	51 %	48 %
\$20,000 - 34,999	23 %	25 %
\$35,000 - 49,999	15 %	15 %
\$50,000 - 74,999	8 %	9 %
\$75,000 - 99,999	2 %	2 %
\$100,000 or more	1 %	1 %

Source: 1990 USA Census Bureau

## **C. Transportation System**

### 1. Highway System

Raleigh County has an extensive regional highway network which includes the following:

- \* **Interstate 77** -Travels in a north-south direction linking Cleveland, Ohio to Columbia, South Carolina.
- \* **Interstate 64** -Travels in an east-west direction linking St. Louis, Missouri to Norfolk, Virginia.
- \* **Corridor "L" (US 19)** -Interconnects with I-77/I-64 and provides four-lane service to Mt. Hope, Oak Hill and Fayetteville. Upgrading is presently underway to provide four-lane service from Beckley to I-79 at Sutton.
- \* **West Virginia Routes 3, 16, 41, 54, 61, 99, 210, 305, 307**
- \* **County Roads 1, 6, 7, 9, 15, 27, 29, 33, 48 and 54/1**

### 2. Airport

Raleigh County is served by the Raleigh County Memorial Airport located in the Grandview area. The airport includes a 5,000 foot north-south runway and a 6,700 foot east-west runway.

### 3. Railway

Raleigh County's passenger service is provided by Amtrak located at Prince.

Other rail service is served by CSX Corporation and Norfolk and Western Railways.

### 4. Bus Lines

Raleigh County is served by Greyhound Bus Lines located in Beckley.

### 5. Services

The Raleigh County Community Action Association, Raleigh County Commission on Aging, Mountain State Center for Independent Living and FMRS Mental Health Council provide a limited transit service for their elderly and handicapped clients.

## **ARTICLE 2B POPULATION CHARACTERISTICS**

### **A. Population**

Raleigh County's population pattern mirrors the regional situation of the rise and fall of the coal industry. During the first half of the century, the county experienced a growth in population which was due

primarily to the growth of the coal industry. However, the years 1950-1970 brought mechanization resulting in a decline in employment within the mining industry, population declined from 96,273 in 1950 to 70,300 in 1970. Growth was experienced again in the late 1970's and early 1980's due to a resurgence of coal. In 1980, the population was 86,821, the 1990 census reports the population at 76,819, a steady decline attributed to a poor market for coal and its effect on coal mining related industries. However, with the recent diversification of the local economy, the 1996 estimated population is 78,963. The population density is 129.6 people per square mile. The bulk of Raleigh County's population is centered around Beckley, the county seat, and the other incorporated communities of the county. 1990 census shows the following populations:

<b>Community</b>	<b>Population</b>	<b>Community</b>	<b>Population</b>
Beckley	18,296	Beaver	1,244
Coal City	1,876	Crab Orchard	2,919
Daniels	1,714	Lester	420
Mabscott	1,543	MacArthur	1,595
Piney View	1,085	Prosperity	1,322
Rhodell	221	Shady Spring	1,929
Sophia	1,182	Stanaford	1,706

#### **B. Age**

The 1990 Census shows that the median age in Raleigh County is 36.1. The Census shows the following population by age:

<b>Age</b>	<b>Population</b>
14 and under	16,004
15-19	6,292
20-24	4,186
25-34	10,458
35-44	12,507
45-54	7,924
55-64	7,694
65 and older	11,757

#### **C. Sex and Race**

Raleigh County has 36,194 (47%) male and 40,625 (53%) female residents. There are 70,354 (91%) white, 5,883 (8%) black and the remaining 582 residents consist of Hispanics, American Indian/Eskimo, Asian and other race.

#### **D. Household/Housing Characteristics**

Raleigh County has 33,278 housing units of which 29,483 are occupied. Of the occupied units, 21,828 are family households and 7,655 non-family households. Persons 65 and over, living alone number 3,882. The average persons per household are 2.57.

The county has 25,305 owned housing units of which 22,268 are owner occupied with an average of 2.61 persons per unit. The median value of all housing units is \$44,100. There are 7,973 rental housing units, of which 7,215 are occupied. The median gross rent(value) is \$295.

A study of the Raleigh County building permits for the period July 1, 1992 through June 30, 1997 shows the following:

<b>FY</b>	<b>Category</b>	<b>Permits</b>	<b>Cost</b>	<b>Avg. cost</b>
93	Residential (new)	52	\$ 3,067,278	\$ 58,986
	Residential (improvements)	39	311,795	7,995
94	Residential (new)	101	7,329,905	72,573
	Residential (improvements)	23	124,632	5,419
95	Residential (new)	156	12,417,016	79,596
	Residential (improvements)	55	445,205	8,095
96	Residential (new)	111	8,734,418	78,688
	Residential (improvements)	45	556,433	12,365
97	Residential (new)	117	10,423,068	89,086
	Residential (improvements)	30	313,901	10,130

Residential subdivisions for the period July 1, 1992 through June 30, 1997 show 32 new subdivisions with 394 lots.

**ARTICLE 2C COMMUNITY SERVICES**

**A. Education**

Raleigh County has an extensive network of private and public schools providing primary, secondary and college education.

<b>Secondary Schools</b>	<b>Location</b>	<b>Enrollment</b>	<b>Grades</b>
Academy of Careers & Technology	Beckley	---	
Alternative Education Center	Sophia	134	7-12
Independence High School	Coal City	560	10-12
Liberty High School	Glen Daniel	494	9-12
Marsh Fork High School	Naoma	306	7-12
Shady Spring High School	Shady Spring	561	10-12
Woodrow Wilson High School	Beckley	1289	10-12

<b>Jr. High Schools</b>	<b>Location</b>	<b>Enrollment</b>	<b>Grades</b>
Beckley-Stratton Jr. High School	Beckley	873	7-9
Independence Jr. High School	Coal City	548	7-9 Park
Jr. High School	Beckley	492	7-9 Shady
Spring Jr. High School	Beaver	593	7-9 Trap Hill
Middle School	Surveyor	284	6-8

<b>Elementary Schools</b>	<b>Location</b>	<b>Enrollment</b>	<b>Grades</b>
Beaver Elementary	Beaver	299	K-6
Bradley Elementary	Bradley	472	K-6
Central Elementary	Beckley	268	1-6
Clear Fork District Elementary	Clear Creek	176	K-6 Coal
City Elementary	Coal City	355	K-6 Crab
Orchard Elementary	Crab Orchard	378	K-6
Cranberry-Prosperity Elementary	Cranberry	291	K-6
Crescent Elementary	Beckley	364	K-6
Daniels Elementary	Daniels	288	K-6
Fairdale Elementary	Fairdale	418	K-5
Ghent Elementary	Ghent	293	K-6
Hollywood Elementary	MacArthur	312	K-6
Institute Elementary	Beckley	213	K-6
Lester Elementary	Lester	200	K-6
Mabscott Elementary	Mabscott	255	K-6
Marsh Fork Elementary	Sundial	280	K-6
Maxwell Hill Elementary	Beckley	307	K-6
Piney Oaks ECE Center	Beckley	94	K Piney
View Elementary	Piney View	107	K-6
Shady Spring Elementary	Shady Spring	365	K-6
Sophia-Soak Creek elementary	Soak Creek	307	K-6
Stanaford Elementary	Stanaford	281	K-6
Sylvia Elementary	Beckley	217	1-6

<b>Vocational School</b>	<b>Location</b>
Raleigh County Vo-Tech Center	Beckley

<b>Private Schools</b>	<b>Location</b>
Greater Beckley Christian School	Prosperity Mabscott
Christian Academy	Mabscott Sophia Christian Academy
Sophia St. Francis De Sales Catholic	Beckley St.
Stephens Episcopal	Beckley
Victory Baptist Academy	Beaver
Bible Wesleyan	Daniels

<b>Colleges</b>	<b>Location</b>
Appalachian Bible College	Bradley
College of West Virginia	Beckley
West Virginia Graduate College	Beckley
Concord College-Beckley Center	Beckley
Bluefield State College-Beckley Center	Beckley

<b>Raleigh County Community Action Headstart</b>	<b>Location</b>
Clear Fork Head Start	Colcord
Josephine Head Start	Josephine
Marsh Fork-Trap Hill Head Start	Glen Daniel
Town District Head Start	Beckley

<b>Pre-School/Nursery School</b>	<b>Location</b>
Montessori Children's House	Beckley
Perry Memorial UMC-Rainbow Nursery	Shady Spring
The Learning Tree	Beckley
United Methodist Day School	Beckley
YMCA Happy Kids	Beckley

**Library** - Raleigh County Public Library was constructed in 1976. The library is a \$1.5 million, 30,000 square foot facility with a 180,000 volume capacity located in Beckley. The library has satellites in Sophia, Shady Spring and Stickney. Additional library services are available at the College of West Virginia and Appalachian Bible College. The County Commission provides a Law library located in the Spartan Building.

## **B. Medical Services**

Raleigh County has four general care hospitals: Appalachian Regional, Columbia Raleigh General, Columbia Beckley (no inpatient at present) and The Veterans Administration Hospital all located within the City of Beckley. The hospitals have a bed capacity of over 540.

An array of general and specialized medical services is available within the county. Ambulance Services are available both through private carriers and the volunteer fire departments. Raleigh County Flight Service provides 24 hour charter flight and air ambulance service to the area.

## **C. Public Safety**

Police Protection - Raleigh County is served mainly by the Raleigh County Sheriff's Department. The department currently has 38 deputies. The department provides road patrol as well as having a Detective and Drug Unit, a Juvenile/School Officer and a home confinement officer. Company D of the West Virginia State Police located in Beckley with a satellite office at Pettus. The five municipalities located in the county have their own police departments. The FBI has a field office located in Beckley.

The State of West Virginia is currently operating a Regional Jail at Beaver which has the capacity to house 300 inmates from Raleigh and surrounding counties. The Federal Bureau of Prisons constructed a Federal Medium Security Prison near the airport that was completed in 1995. The facility has a capacity of 750 inmates. The facility also has a minimum security satellite with a capacity of 250.

Fire Protection - The county is served primarily by volunteer fire departments (VFDs). The City of Beckley and the Town of Sophia have their own fire departments to serve their municipalities. Following is a list of VFDs in Raleigh County: Coal River VFD (Arnett), Beaver VFD (Beaver), Bradley/Prosperity VFD (Bradley), Clear Creek VFD (Clear Creek), Coal City VFD (Coal City), Ghent VFD (Ghent), Lester VFD (Lester), Mabscott VFD (Mabscott), Rhodell VFD (Rhodell), Sophia Area VFD (Sophia) Trap Hill VFD (Glen Daniel) and Whitesville (Whitesville).

#### **D. Recreational/Cultural Facilities**

The county has an abundance of natural resources including vast woodlands, lakes, mountains and high quality rivers and streams. Raleigh County has numerous recreational and leisure activities, including but not limited to, theaters, public playgrounds, swimming pools, public and private golf courses, bowling alleys and gun clubs. Following is a list of recreational/cultural facilities:

**Grandview National Park** - Part of the National Park Service and offers picnicking, hiking and other activities. It has an outdoor theater which features live dramas throughout the summer months.

**Little Beaver State Park** - Offers camping, fishing, picnicking, swimming and paddle boating.

**New River** - Offers fishing, camping and related activities. The New River is considered to be one of the greatest rivers for white water rafting.

**Lake Stephens** - A county owned 2,500 acre recreational area which has boating, water skiing, swimming, camping, picnicking, basketball courts, tennis courts and a water slide.

**Raleigh County Armory Civic Center** - A 3,500 seat capacity arena which stages concerts, basketball games and a variety of other entertainment.

**YMCA** - Located in Beckley, it offers a 12 month recreational program for children and adults.

**Winterplace** - A winter ski resort located in Ghent. The resort has numerous slopes to accommodate all skiers from the beginner to the expert.

**Fitzpatrick Park** - A county owned park which has a softball complex and a lake for fishing.

**New River Park** - Located in Beckley, the park has swimming, tennis, basketball, picnic shelters and other activities. The park is home to the Exhibition Coal Mine where visitors can experience the evolution of coal mining in an actual mine. The park also is home of the Youth Museum.

**Appalachian Arts and Crafts Festival** - Conducted by the Chamber of Commerce, a display of the areas culture featuring handmade crafts, exhibits and demonstrations.

**Tamarack Center** - The West Virginia Parkway and Development Authority operates an arts and crafts center located at the Harper Road exit off I-77. The center allow for artisans from West Virginia to create and display their talents. The center also offers a dinner theater.

## **ARTICLE 2D LAND USE**

### **A. Existing Land Use**

Raleigh County is located in the Appalachian Plateau physiographic province. The topography is varied ranging from plateau land to rugged mountainous areas. Incorporated communities include **Beckley** (county seat), **Sophia**, **Mabscott**, **Lester** and **Rhodell**.

The area of the county is approximately 389,398 acres or 608.43 square miles. A minimal percentage of the land area is developed. The vast majority of the land area is primarily forest and rural residential areas.

### **B. Residential Uses**

Residential uses occupy the largest percentage of the developed land. The largest concentrated residential areas occur either in or adjacent to the five municipalities. Subdivisions have been developed in the Beckley, Stanaford, Shady Spring, Daniels, Grandview, Fairdale and Flat Top areas.

### **C. Commercial Uses**

Commercial uses within the county include, other than the general business districts of the municipalities, eight (8) shopping centers, a variety of car dealers, gas station/convenience stores and other small commercial uses. The county has a host of hotel/motels and restaurants.

### **D. Industrial Uses**

Industrial uses within the county include mining, timber and manufacturing. The county has developed industrial plant areas at the Airport Industrial Park at Beaver, Harper Industrial Park, Ragland Road, Pinecrest Tech Park at Beckley and State Route 16 at Sophia.

### **E. Rural/Agricultural Uses**

Farming is a relatively unimportant factor in the local economy, less than fifteen (15%) percent of the land area is devoted to agricultural activities. Dairying and the raising of beef cattle and sheep are

carried on to a small extent. Corn, oats and mixed hay are grown for the feeding of livestock. The majority of working farms are located in the Grandview area, Richmond District and Trap Hill District areas.

## **ARTICLE 2E SOILS**

Raleigh County has the following soil associations:

### **A. Calvin-Gilpin Association**

Moderately deep, well drained, medium textured, mostly sloping to very steep soils on dissected uplands and mountains. This soil is most suited for growing crops. This soil association is found throughout the National Park Service land area on the eastern boundary of the County and in the Pluto Road area in Richmond District.

### **B. DeKalb-Gilpin-Ernest Association**

Moderately deep, well drained, moderately coarse textured and medium textured, mostly sloping to very steep soils on dissected uplands and deep, moderately well drained, mostly sloping or steep soils on the foot slopes. This soil is well suited for recreation and tourism. This soil is found throughout the central, southern and eastern parts.

### **C. Muskingum-Shelocta Association**

Moderately deep, well drained, medium textured, mostly very steep on strongly dissected uplands and deep, well drained, sloping to steep soils on foot slopes. This soil is well suited for mining and tourism. This soil association is found in virtually all the western part of the county.

### **D. Steep Rock Land-Dekalb-Gilpin Association**

Rough, broken sandstone cliffs and rock outcrop areas on uplands and moderately deep, well drained, moderately coarse textured and medium textured, very steep soils on uplands. They are mostly wooded area and suited for recreation and tourism. This soil association is found mainly in the Table Rock-Crow area, north of the airport to the Terry area and in the New River Gorge area.

### **E. Atkins-Lickdale-Brinkerton Association**

Deep, poorly drained, medium textured, nearly level soils on floodplains and deep, poorly drained and very poorly drained, nearly level to gently sloping soils on foot slopes. This soil association is severely limited to development due to flooding and high water table. The soil is found in the Ghent-Flat Top areas, Glen Daniel-Fairdale-Stover area and Bolt Mountain area.

**ARTICLE 2F            WATER SUPPLY**

Raleigh County public water systems serve approximately eighty (80%) percent of the households in the county. Service is being extended to the Odd-Westview and Walhonde Village area of the county. Public water is supplied by the following systems:

**A.    Public Service Districts**

- \* **Boone-Raleigh PSD** - Established in 1988 and serves Sylvester area residents.
- \* **Bradley PSD** - Established in 1985 and serves customers in the Maynard, Cirtsville and Sweeneysburg area.
- \* **Cool Ridge-Flat Top PSD** - Established in 1979 and serves customers in the Cool Ridge-Ghent area.
- \* **Glen Rogers PSD** - Serves no residents in Raleigh County at present.
- \* **Glen White-Trap Hill PSD** - Established in 1973 and serves customers in the Glen White, Trap Hill and Surveyor area.
- \* **Raleigh County PSD** - Established in 1978 and serves customers in areas not served by municipalities or other PSD's.

**B.    Private Water Companies**

- \* **Beckley Water Company** - Established in 1907 and serves customers in the City of Beckley and surrounding area.
- \* **Cabell Heights Water Company** - Established in 1960 serves customers in Cabell Heights, Harper and Eccles area.
- \* **Crab Orchard Water Company** - Established in 1915 and serves customers in the Crab Orchard-MacArthur and surrounding area.
- \* **Raleigh County Airport Authority** - Established in 1972 serves the Airport, Industrial Park and Grandview area.

The balance of the county is supplied primarily by groundwater sources either by individual wells or minor purifying systems supplying the local community.

**ARTICLE 2G            SANITARY SEWAGE**

Raleigh County sewage systems serve approximately 51 percent of the households in the county. Public sewage systems area as follows:

**A. Public Service Districts**

- \* **Bradley PSD** - Established in 1977 and serves customers in the Prosperity, Bradley, Maple Fork and Sand Branch area.
- \* **Crab Orchard-MacArthur PSD** - Established in 1983 and serves customers in the Crab Orchard, MacArthur, Cabell Heights, Mt. Tabor, Dry Hill, George Street, Old Eccles Road and Sunny Acres.
- \* **Glen Rogers PSD** - Serves no residents of Raleigh County at present.
- \* **North Beckley PSD** - Established in 1964 and serves customers in the Sprague, Skelton, Cranberry, Prosperity and Stanaford area.
- \* **Raleigh County PSD** - Established in 1978 and serves customers in the areas of the county not served by municipalities or other PSD's.
- \* **Shady Spring PSD** - Established in 1982 and serves customers in the Shady Spring, Glen Morgan, Beaver, Daniels and White Oak areas.

**B. Municipal Sewer Systems**

- \* **Beckley Sanitary Board** - Serves the City of Beckley and surrounding areas.
- \* **Sophia Sewage** - Serves the Town of Sophia.

The balance of the county is served primarily by individual septic systems or minor treatment plants serving the local community.

**ARTICLE 2H SOLID WASTE**

**A. County Landfill**

Raleigh County is served by a landfill located at Lanark. It is operated by the Raleigh County Solid Waste Authority. Their recent purchase of adjoining land has increased the size and life expectancy. The Authority also operates a recycling center. The community also has numerous private recycling centers.

**CHAPTER 3 --- GENERALIZED GOAL STATEMENT AND OBJECTIVES**

**ARTICLE 3A GOALS AND OBJECTIVES**

**A. Population**

Goal:

To maintain a stable population which is normally distributed by age, sex and race and which is not subject to excess immigration or emigration.

Objective:

1. Encourage diversification of the local economy to avoid severe emigration which accompanies downturns in the coal industry.
2. Provide resources and programs which will encourage immigration within the practical limits imposed by the availability of housing, public facilities and jobs.
3. Work with and continue support of the 4-C Economic Development Authority in the recruitment and relocation of new business, as well as the retention of present businesses.

## **B. Housing**

Goal:

To insure that every resident of Raleigh County resides in a home which is safe, sanitary and decent based upon common standards.

Objective:

1. Develop residential land use and building code standards to insure construction of quality homes.
2. Develop subdivision regulations for the protection of the consumer.
3. Promote residential development that insures the best utilization of land and the transportation system.
4. Develop policies for the removal of abandoned and dilapidated structures at a minimum of 10% per year.
5. Work with the local Realtor Board to promote the understanding of market conditions, consumer responsibilities and financing.
6. Develop minimum requirements for placement of mobile homes and mobile home parks.

## **C. Natural Resources**

Goal:

To fully utilize the natural resources of Raleigh County for the benefit of County residents within constraints necessary to maintain the natural beauty and character of the County.

Objective:

1. Maintain legal controls necessary to insure that natural resources are developed with a minimum of environmental damage.

2. Develop the County's natural resources to the fullest extent possible in order to provide employment and recreational opportunities for County residents.
3. Cooperate with the National Park Service and The West Virginia Department of Natural Resources to provide for wise development and maintenance of the parks within the County.

#### **D. Community Attitudes**

Goal:

To develop a thorough awareness of community attitudes, desires and needs in order that governmental programs and practices will accurately reflect local priorities.

Objective:

1. Through the use of public hearings, forums and other citizen participation mechanisms, insure that local government activities reflect public attitudes and opinions to the maximum extent possible.
2. Promote and maintain an active citizen participation process when determining uses of public funds; encourage extensive coverage of public meetings and hearings by the local news media.
3. Make all efforts to appoint well informed, concerned citizens to the various boards and authorities within the county.

#### **E. Economy**

Goal:

To maintain a stable economic base which will in turn insure the availability of jobs and stable incomes for County residents.

Objective:

1. Expand industries which are not dependent upon the coal market for their existence, thus aiding in stabilizing the economy.
2. Continue to expand the County's industrial parks as well as commercial districts.
3. Develop job training and educational opportunities for all segments of the population.
4. Assist in the retention and expansion of present industries located within the county.
5. Participate in 4C EDA as our primary economic development agency.

## **F. Land Use**

### Goal:

To maintain the planning process and legally authorized zoning measures which will insure that future growth are compatible in nature and scope with existing development and the highest and best use of lands.

### Objective:

1. Establish land use controls in prime developable areas which will prevent haphazard development. Utilize greenbelts and buffer zones.
2. Maintain a flexible approach to land development in rural areas to insure sensible development.
3. Maintain and protect recreational and scenic areas from encroachment which would detract from the unique natural beauty.
4. Foster the orderly development of land uses which will be compatible with one another and result in a healthy environment.
5. Enforce minimum standards for development within flood plain areas, thus controlling increased flooding and flood damage.

## **G. Transportation**

### Goal:

To maintain and further develop a highway system which will provide adequate access to all areas of Raleigh County and continue to assess county-wide public transportation.

### Objective:

1. Work with West Virginia Department of Highways to establish a phased road improvement program and improved road maintenance services.
2. Continue to support the Raleigh County Airport and the expansion of air carrier service at the facility.
3. Improve access to commercial developments and prevent additional "strip" development.
4. Continue to monitor the need and feasibility of a county-wide public transportation system.

## **H. Community Facilities**

Goal:

To develop and maintain community facilities which are adequate to contain and contribute to the functioning of public affairs.

Objective:

1. Improve the quality of education within the County and provide expansion or new construction of schools as needed.
2. Develop additional recreational facilities throughout the county.
3. Continue to develop water and sewer facilities to meet the needs of County citizens.
4. Work with the Solid Waste Authority to insure proper dumping of waste and debris and develop a plan for removal of abandoned, dilapidated structures.
5. Continue to improve police and fire protection throughout Raleigh County.
6. Continue support and further development of the EOC/911 emergency services.
7. Study feasibility of a convention center to meet the economic and social needs of the county.

## **CHAPTER 4 --- THE PLAN**

### **ARTICLE 4A PROJECTED PLANS**

#### **A. Housing**

County officials shall make every effort possible to insure quality housing for its residents. Land Use and Subdivision regulations will be a step in the right direction toward this goal. The regulations will assure the consumer of purchasing a quality home, they would also serve to protect existing neighborhoods.

The West Virginia Legislature adopted building codes in 1989. The county projects to adopt the latest addition of BOCA Building Codes in early 1998.

The County shall continue its practice to provide lower interest rates for the acquisition of housing.

The County shall formulate a plan for the removal of abandoned dilapidated structures within the County. The establishment of a

revolving fund will enhance the removal of dilapidated structures on a regular basis.

## **B. Community Attitudes**

The County shall continue to follow the West Virginia Code in advertising public hearings. It will establish public working groups for community input from the residents that projects directly affect.

The County will develop a plan to establish an interview process in order to appoint concerned and qualified citizens to County Boards and Authorities.

## **C. Solid Waste**

Raleigh County has no jurisdiction over solid waste, with the exception of the appointment of board members to the Solid Waste Authority. Although it is felt that Raleigh County can only benefit from having a landfill located in the County. The local landfill helps eliminate degrading of the environment by residents who "dump" solid waste over isolated parts of the County.

The Raleigh County Solid Waste Authority has adequate land and equipment to maintain and continuously develop the present landfill site in the foreseeable future.

The County will negotiate with the Authority to enter into an agreement with for the removal of abandoned dilapidated structures throughout the County.

## **D. Recreation Facilities**

In our efforts to meet public facility needs such as water systems, sewer systems and roads, we often overlook the importance of developing recreational facilities which provide an opportunity for people to relax and enjoy their surroundings.

The County school system has recreational facilities located at schools in every district. The Commission will address the Board of Education to recommend that these facilities be made available for public use after school hours, both for recreation and community meetings.

Schools that are closed will be discussed with owners to establish the facility as community centers and/or recreational facilities.

Stephens Lake at Surveyor is an excellent facility. A high standard of maintenance needs to exist. The feasibility of adding a golf course to the property shall be conducted.

Fitzpatrick Park shall continue to be supported. The park serves as the County's softball complex. General maintenance shall be a priority at the park.

The Raleigh County Armory needs continued support. As the population begins to increase, added support will be a consideration.

Community recreational facilities or areas will be investigated for establishment in Marsh Fork, Clear Fork, Slab Fork and Richmond Districts.

Municipalities will be encouraged to develop and maintain parks and playgrounds for the local residents. Communities with populations of over 1,000 need a community recreational area with a minimum of 3 acres per 1,000 population.

### **E. Economic Development**

County leaders shall continue to promote future economic growth projects to attract small businesses and new industries to locate within the County. Programs shall also reflect avenues for retention of present businesses which exist in the County.

Support for the 4-C Economic Development Authority shall continue to be a high priority. The Authority is a very valuable economic development tool for the area.

Tourism is a growing industry in Raleigh County. Support of the Southern West Virginia Visitors Bureau will be continued to insure adequate marketing of tourism in Raleigh County.

Plans for economic development shall include the following:

1. Erect Shell Building(s) at the Airport Industrial Park.
2. Expand the present Industrial Park at the Airport.
3. Continue support and development of Pinecrest Park.
4. Develop retention programs for retaining existing businesses.
5. Develop programs which nurture small and start-up businesses.
6. Continue relationships with the 4C Economic Development Authority and the West Virginia Development Office for assistance in recruitment and investment incentives of new business and industry.
7. Organize an economic development steering committee to meet on a regular basis. The committee should include representation from:

Local elected County Officials	Municipal elected Officials
Local Community Leaders	Members of State legislature
4C Economic Development Authority	Chamber of Commerce
Banking Community	Education
Utility Company	Airport
Realtor Board	Real Estate Developers

8. Develop GIS mapping to help identify potential development areas, location of infrastructure needs and land use districts.

## **F. Land Use Plan**

It is difficult for many to understand and accept the necessity of land use planning. We have established our own individual domains and are reluctant to accept any type of outside regulation or controls upon that domain. This type of individuality does not have the negative effects in a rural area as it does in areas with higher density. It is at that point that incompatibilities begin to arise.

It is for this reason that land use planning is essential. In order to appreciate land use planning, the individual must review it objectively and see that the recommendations are in the best interest of all Raleigh Countians.

It is important that implementing ordinances relating to land use be adopted and carried out in a manner consistent with plan objectives. The two basic tools of land use planning implementation relate to land use zoning and subdivision regulations. The zoning ordinance shall be amended to allow for appropriate development for Raleigh County and a desirable future for its residents. The zoning maps shall relate to the particular needs of that area, and shall only be amended in conjunction with the overall objectives. Plans for the growth and development of the area must be based upon a continuation and expansion of the economy, and a respect of the environment.

Plans for Land Use shall include the following:

1. Develop a comprehensive zoning ordinance which divides the community into districts and imposes different land use controls in each district, specifies the allowed uses, density and bulk of land and buildings. Continue to develop subdivision regulations for both residential and commercial/industrial use.
2. Zoned area be divided into district classifications providing regulations for Rural/Agricultural, Residential, Commercial, Industrial and Planned Unit Development.
3. Locate industrial growth areas off major arterials and in areas that are compatible with surrounding land uses.
4. Allow areas for commercial development to have high density and a variety of uses that will allow the shopper to make one-stop for many or all needs.
5. Enforce minimum standards required by the FEMA floodplain program, which controls increased flooding and flood damage.

6. It is necessary that the County pursue development and enhancement of any and all recreational potentials within the County.
7. Adopt and enforce Building Code regulations, which establish minimum standards for construction.

#### **G. Water and Sewer Plan**

The County shall continue its present policy of aggressively pursuing funds for new construction and renovation of water and sewer systems. Development of water and sewer services will only enhance the opportunity for economic growth in Raleigh County.

Projects which alleviate a threat to public health and safety such as the Odd-Westview water system which began construction in late 1995 and the Midway Sanitary Sewage project which began construction in mid 1997 shall be considered priority projects.

The County Commission, as funding permits, shall assist the local public service district in acquiring and renovating privately owned water and sewer systems which do not provide reliable service.

Continue to study and review a consolidation plan of public service districts which would provide or increase service to the consumer and be a cost-effective measure.

Monthly meetings between commission staff and the PSD general managers will be established with semi-annual meetings between the PSD's and the County Commission.

Continue providing \$750 per household for water extensions. The County Commission, as funding permits, will continue minor water and sewer extensions.

#### **Public Service Districts (PSD's)**

The PSD's will continue to provide the best possible service to its customers, maintain distribution systems and equipment to its best working level.

The following is a plan of action for Public Service Districts (PSD's):

#### **Bradley PSD (Water & Sewer)**

Treatment Plant - Expand waste treatment plant by adding Sequencing Batch Reactor (SBR) which will increase capacity from .532 mgd to .750 mgd.

Spruce Mountain/Whitesville - Feasibility study to provide sewer service on Route 1 from Spruce Mountain to Whitesville.

Glen Daniel/Whitesville - Feasibility study to provide sewer service along Route 3 from Glen Daniel to Whitesville.

South Sand Branch - Extend water service to South Sand Branch area.

**Crab Orchard-MacArthur PSD (Sewer)**

5 year plan

Midway - Complete project currently under construction. This \$3.5 million extension will serve approximately 320 customers.

Harper Heights - Extend services to the Harper Heights-Circleview area. The projected cost is one million dollars and will provide service to 130 customers.

Stevenswood Acquisition - Acquire present system which supplies service to 42 customers.

Small Package Plants - The District plans to acquire plants that service the Women's Resource Center, Lake Stephens, and Slab Fork.

Plant Upgrade - Plans are completed to upgrade present plant to 3 million gpd. Estimated cost is \$3.5 million and would provide for an additional 6000 customers.

10 year plan

The District is developing plans for the following areas:

Harper/Eccles - Extension of services

Coal City area - Extension of services

Glen White area - Extension of services

Glen Daniel/Bolt - Construct new plant to service area.

**Glen White-Trap Hill PSD (Water)**

Harper Creek - Complete the Harper Creek water extension.

Clay Branch - Provide service to the Clay Branch area.

Water Tanks - Upgrade reserve capacity to prevent or minimize disruption of services due to main line breaks.

Treatment Plant - Construct a treatment plant to provide customers services within the district.

### **North Beckley PSD (Sewer)**

Collection Lines - Continue to address the inflow/infiltration problems of the system.

1998 - Begin upgrade of waste treatment plant from 2.5 mgd to 7.5 mgd.

Develop plans and specifications to extend services to Stanaford, Stanaford Acres and Griffith Branch.

Develop plans and specifications to extend services to Cranberry area, Bailey and Kincaid Streets.

Develop plans and specifications to extend services to Maxwell Hill area -Teel Road, Martin Drive, Forest Road and Lilly Drive.

Develop plans and specifications to extend services to Dry Hill area, Oakley Road and Lee Avenue.

1999 - Completion of Phase I which consists of construction of wastewater treatment improvements, upgrading of existing pump stations and upgrade of Little Whitestick force main.

Construction of sewer system to Stanaford, Cranberry, Maxwell Hill and Dry Hill areas.

2000 - Completion of Phase II and III, which consists of construction of sanitary sewage system to serve Piney View, Lanark and Stanaford.

### **Raleigh County PSD (Water)**

Walhonde Village - Project is under construction.

Mitchells Ridge/Mead - Extend service to approximately 90 customers.

Ury/Amigo - Replace water lines and repair plant. The system supplies 175 customers.

Stotesbury/McAlpin - Replace existing water lines. The system provides service to 30 customers.

Drews Creek - Construct a new water system to service approximately 100 homes.

Birchton/Pettus - Construct a new water system to service approximately 250 homes.

### **Shady Spring PSD (Sewer)**

Treatment Plant - Expand from 800,000 gpd to 1.2 million gpd capacity. The project will cost 1.3 million dollars and is scheduled to begin in January 1998.

Tilden/Ward Park - Complete the \$4.1 million project, which provides services to approximately 214 homes.

Mont Phillips Road - Extend services to 42 homes. Construction to begin in December 1997 at a cost of \$350,000.

Skyline Drive - Extend services to 39 homes. Construction to begin in February 1998 at a cost of \$150,000.

C&O Shop Road - Extend services to 6 homes. Construction to begin in spring of 1998 at a cost of \$20,000.

Flat Top/Mercer County - The study to extend this project will be completed in January 1998, at which time public review will be conducted.

Little Beaver State Park - The district will take over the parks system in January 1998. The capacity will allow for additional flows from the Grandview area.

National Park Service - A study will be conducted to provide services from the Grandview Park to Little Beaver State Park.

Existing Service Extensions - The following subdivisions are currently under construction to allow for expansion of services:

- Southgate Estates - 80 homes
- Silver Point Homes - 200 mobile homes
- Grey Stone - 40 homes
- Stone Hedge - 200 homes

## **H. Public Safety**

**EOC/911** -- The County shall continue support of the Emergency Operating Center in its endeavor to make emergency call response more efficient throughout the County.

We shall support the EOC in the following endeavors:

1. Digital number telephone system upgrade to allow for sending of data to the appropriate agencies, EOC record upgrades and identification of wireless communications.
2. Continue to upgrade mapping system for emergency services.
3. Continue to support training for telecommunicators in emergency and domestic violence situations.

**Police Protection** -- The County shall make every attempt to work with the Sheriff to increase its present police protection services to residents.

**Fire Protection** -- The County shall continue to fund VFD's, although there should be some mechanism in place for accountability of the VFD's.

Fire protection should be a high priority as population increases. The County will continue its present policy of assisting in financing the placement of fire hydrants throughout the county.

## **I. Education**

Education should be addressed in a positive manner. Public school officials should make every effort possible to develop curriculums which offer the best educational opportunities to all levels of students.

The Raleigh County Board of Education has developed a Master Plan for Schools based upon sound studies and projections of educational needs, finances, population, and development trends in Raleigh County.

The annual Raleigh County Schools Comprehensive Educational Facilities Plan shall be a part of this plan and may be found in Addendum A.

## **J. Transportation Plan**

Considering the topography in Raleigh County, the road system is basically in good condition. However, many roads which were previously rural and local in character are now becoming major collectors due to the completion of the Interstate Highway System. Upgrades and road maintenance should be addressed in the very rural areas to allow the residents easier access to community facilities.

Raleigh County is not allowed by law to construct or maintain roads. Improvements to roadways must be conducted by the West Virginia Department of Highways. This creates problems, due to the fact that the County has little influence on establishing priorities for road construction and improvements. We must develop and maintain a good working relationship with the DOH, especially at the local level, to have input into roadway priorities and orphan road improvements.

In order to keep from creating "orphan" roads in the future, we must establish procedures for road and street maintenance when approving new development. This will also serve to meet requirements imposed by federal lending agencies which require road maintenance agreements for home financing. The creation of strip development along major arterials, which create traffic congestion and high accident areas, must be considered as growth continues.

Particular interest should be paid to new development along U.S. 19/21 State Route 3 and along State Route 16. These areas continue to have increased traffic patterns as new development occurs. A major problem to address would be ingress and egress to the highway.

The County must address the growth areas that exist along Interstate 64, especially at the Airport, Grandview, and Eisenhower Drive exits.

Ingress and egress to new development should be addressed by amending the land use regulations in place. Also, the same needs should be addressed at the Exits along Interstate 77 at Harper Road, Mabscott and Ghent.

The county will work with municipal officials to develop a feasible public transportation system for all of Raleigh County.

Continue to support and assist the Raleigh County Memorial Airport in its endeavors to provide and increase air service at the facility.

Continue to support agencies which provide transportation services to the elderly and handicapped.

The Raleigh County Transportation Plan shall be a part of this plan and may be found in Addendum B.

Effective this 2nd day of December 1997.

Attest: \_\_\_\_\_

\_\_\_\_\_  
Vernon Barley, President

\_\_\_\_\_  
John Humphrey, Commissioner

\_\_\_\_\_  
William Baker, Commissioner